



High Street, East Grinstead

Guide Price £350,000 – £375,000

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High Street

East Grinstead

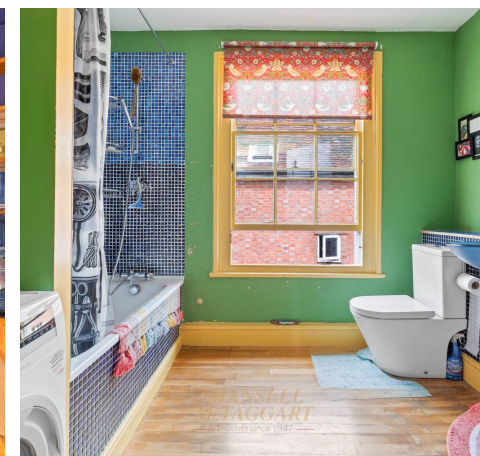
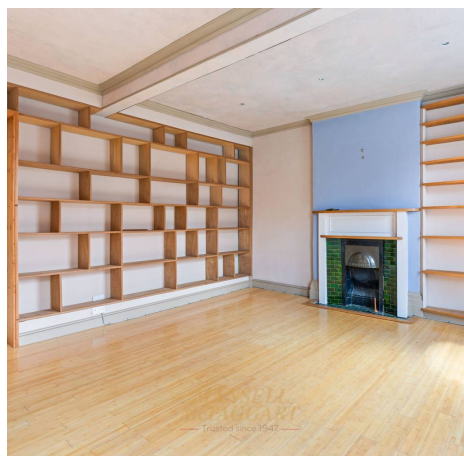
A rare opportunity to acquire this 1332sq ft apartment arranged over three floors in the centre of East Grinstead High Street. With three double bedrooms, far-reaching views and the ownership of the freehold, this is not one to be missed.

The accommodation briefly comprises: private ground floor entrance with a spacious reception hall and an additional rear access.

The first floor comprises: spacious landing with a large window to the side aspect; generous living room with a feature open fireplace and twin sash windows to the front aspect; fitted kitchen with a range of wall and base level units, high ceilings, feature fireplace and a sash window outlooking to the rear aspect.

The second floor comprises: two generous double bedrooms with a view to the front aspect; family bathroom with a low-level WC, wash hand basin, bath with mixer taps and an overhead shower complete the second floor.

The top floor is solely occupied by a 17ft X 16ft triple aspect master bedroom with a feature fireplace, dressing area, and far-reaching views overlooking St Swithuns church and Weir Wood Reservoir.





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Lease details:

Ownership of the freehold

Current lease length of 98 years

Any maintenance is split with the retail shop at 50/50 and they contribute £280pa for ground rent.

Council Tax band: D

- Three double bedroom apartment
- Over 1332sq ft of accommodation
- High Street location
- Ownership of the freehold
- Spacious and characterful
- Potential to convert (STPP)
- Private ground floor entrance
- Far-reaching views
- Short walk to train station
- Close proximity to local schools





Total area: approx. 123.8 sq. metres (1332.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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